

# Warren County

## ACREAGE FOR SALE

2 ACRES OF SWENSON RED GRAPES

30' X 60' STEEL UTILITY BUILDING

2006 CUSTOM BRICK RANCH HOME

2 PONDS - 1 STOCKED



27.5  
ACRES M/L

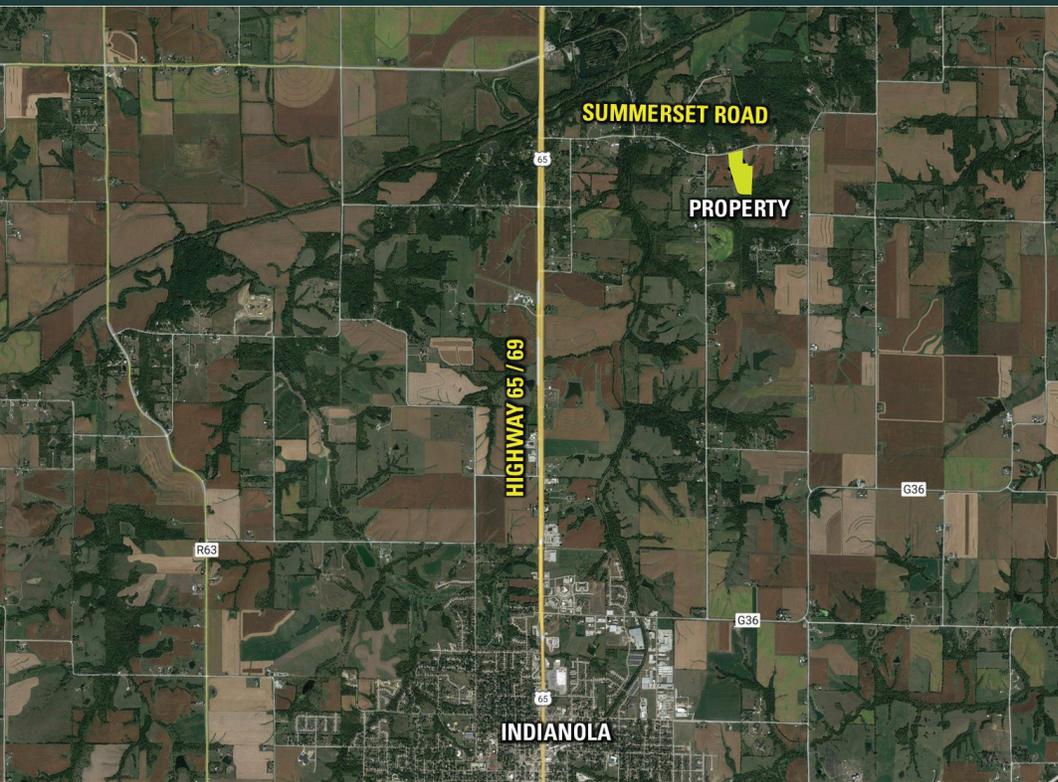


Listing #16511

JOHN REBURN: 563.794.0600  
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**PC PEOPLES**  
COMPANY  
INNOVATIVE. REAL ESTATE. SOLUTIONS.



**APPLIANCES:**

Stove, Dishwasher, Refrigerator, Hood/Fan, Disposal, Microwave

**STYLE:** Ranch

**WATER:** Rural

**SEWER:** Septic

**ZONING:** Agriculture

**BEDROOMS:** 3

**FULL BATHROOMS:** 1

**THREE QUARTER BATHROOMS:** 2

**GARAGES:** 2 Car Attached

**STORIES:** 1

**BASEMENT:** Partial Finished Walkout

**FIREPLACES:** 1

**YEAR BUILT:** 2006

**HEATING:** Gas Forced Air

**LIVING AREA SQUARE FEET:** 1337

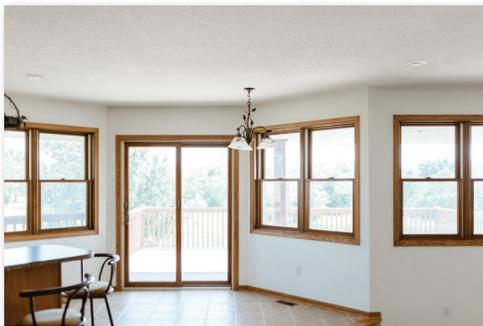
**BASEMENT SQUARE FEET:** 1337

**ROOF:** Asphalt Shingle

**EXTERIOR:** Brick

**FOUNDATION:** Poured

**DRIVEWAY:** Gravel



**DIRECTIONS**

From Indianola, Iowa: Head north on Highway 65/69 for 5 miles. Turn right onto Summerset Road and head east for 1.5 miles. The property will be on the south side of Summerset Road. Please look for Peoples Company signage.

**2 PONDS - 1 STOCKED**

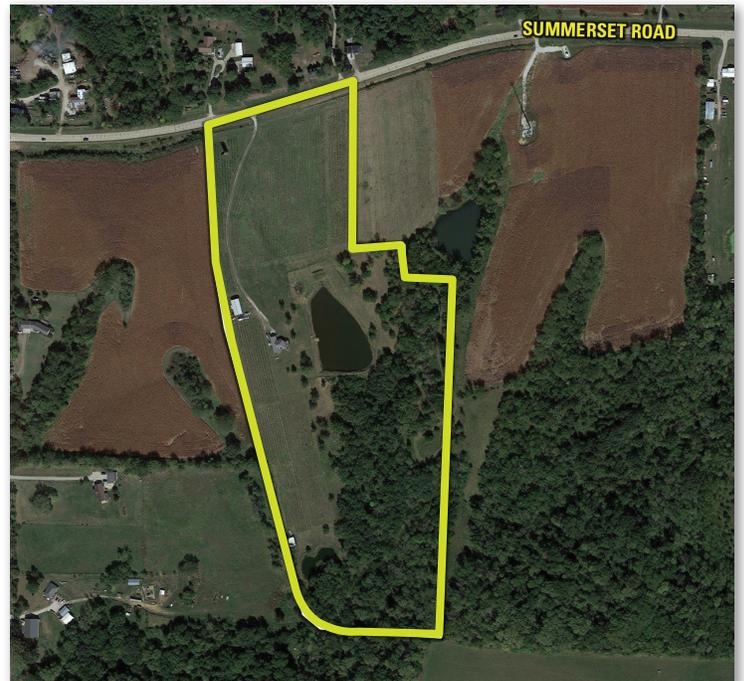
# PROPERTIES OF THIS NATURE ARE VERY RARELY OFFERED FOR SALE IN WARREN COUNTY

Peoples Company is pleased to present this one-of-a-kind, high-end acreage opportunity in Northern Warren County, just off of the Summerset Road pavement in Indianola, Iowa. This property is comprised of endless attributes with the most notable being a custom brick ranch home built in 2006, amongst a 30' x 60' steel utility building, two ponds - one being fully-stocked with bass and crappie. All of these amenities rest on 27.50 m/l truly incredible acres.

The brick home is situated at the end of a nearly quarter mile long driveway and nestled just west of a one-acre pond. The wrap around porch overlooking the pond is an excellent place to watch wildlife, watch the sunrise over the water or drink your morning coffee. The home features three conforming bedrooms and three bathrooms, a wide open kitchen and living area, a walkout basement with lower level bedroom, and an additional non-conforming room. The laundry room is located in the lower level with a nice large wash sink. The two car garage coupled with the 30' x 60' steel utility shed offer more than ample space for storing vehicles, boats, machinery, and toys. Utilities are readily available with high-speed internet available through Century Link, rural water through Warren Rural Water District, and electric service through MidAmerican Energy. There is also a 24' x 32' open front steel shed on the far south end of the property.

The land that is offered with this property is nothing short of beautiful in every direction you look. You will have access to fishing and boating on two well-kept ponds, desirable recreational acres for riding ATV's, walking, watching

many species of wildlife, camping, and hunting. Further, there are highly productive acres that could be converted to row crops, gardens, orchards, trees, or grasses. The opportunities with this property are endless and only limited by the new buyer's vision. This property is conveniently located just north of Indianola, Iowa, off of Highway 65, with close proximity to the Des Moines Metro and all of the amenities it offers. Please contact one of the listing agents to schedule a private showing of this property today!



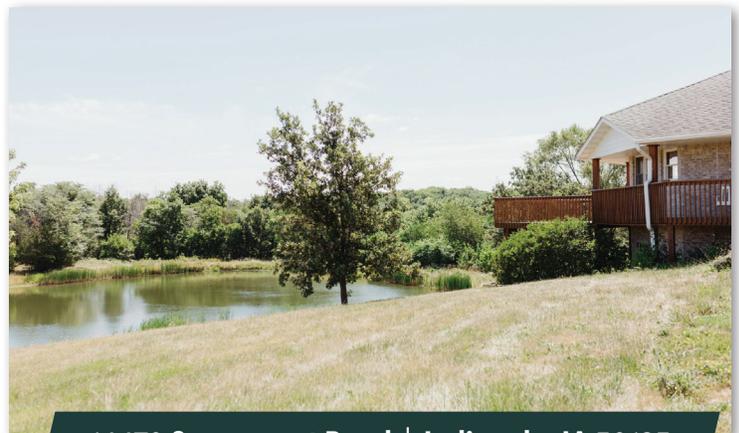
## IMPROVEMENTS

30' x 60' Steel Utility Shed Built in 2005

24' x 32' Open-Front Shed

**2 Ponds - 1 Stocked**

High-Efficiency Furnace and AC



14470 Summerset Road | Indianola, IA 50125



Scan the QR code to view this listing online.

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12119 Stratford Drive  
Clive, IA 50325



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